

From: [Ashley C](#)
To: [Robert Brown](#)
Subject: 183 Main St East
Date: Saturday, February 8, 2020 2:51:29 PM

To Robert Brown,

Upon reading the application for zoning bylaw amendment, I have a few concerns.

First that house on the property should be kept due to historical importance. To maintain a beautiful town that is appealing to visitors and potential future residents, you cannot tear down the old and replace it with something new. Secondly, that area of town already suffers from traffic congestion. Adding a large residential building will only add to the frustration of tax payers trying to get through our town.

Lastly, please consider the need of the building. There have been several other condominium and apartments being built recently. What is the town doing to ensure this apartment is necessary? And if it is needed, what is the town doing to ensure an increased population will have their needs met?

Thank you for your time,

Ashley Caza



Bruce Coristine

February 10, 2020

Mr. Robert Brown
Manager, Planning
The Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9

Re: Zoning By-law Amendment – 183 Main St. E. Kingsville

Dear Mr. Brown:

We are in receipt of your revised planning submission and find the proposal just as unattractive as the previous version. We attended the public meeting and were not surprised at the negativity of the Kingsville residents and note the only people in favour were the current property owners and the developer. As well it seems to us and the other residents that The Town of Kingsville is not in tune with the wishes of the current taxpayers.

As I stated in my previous email to you of November 7th, 2019 (copy attached); we own adjacent property across the street at 120 Main St. E. and feel this proposed development is not a good fit for The Town of Kingsville for the following reasons:

- None of the current residents wish to see a Heritage Property demolished so apartment/condo buildings can be constructed.
- The traffic on Main St. is already congested and without other entrances and exits off of Main St it will be much worse. It is not only the residents' vehicular movements but servicing businesses such as garbage removal, recycling, landscaping maintenance, deliveries, Town maintenance, snow removal, window washers, utilities, school busses, tourist traffic etc.
- It is possible that additional infrastructure requirements will be funded or partially funded by existing taxpayers and not fully recovered increasing the mill rate and therefore taxes.
- The submission calls for only approx 1 parking spot per unit which is not a reality. Anyone with the money to purchase one of these condos will have multiple vehicles and they will park on Main St and others furthering the traffic and parking issues.
- Adjoining landowners will see their property devalued and how will they (us) be made whole?
- The proposed development will not provide for much needed affordable housing although you had other comments on this at the meeting. This will not be affordable housing.

Mr. Robert Brown
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- The Town of Kingsville is a great small town and that was what attracted us to move here. In short time the fast paced development is making The Town of Kingsville less attractive as the only people who can afford this and the previous, similar developments are moving from Toronto and Vancouver.

We suggest The Town of Kingsville to strongly dismiss this proposal and consider only developments which benefit the current residents and business who foot the increasing tax requirements. Most residents if polled are against this development and some of the previous ones approved such as McDonalds, Taco Bell, Burger King, cannabis greenhouses etc.

Please feel free to contact us should you wish to discuss this proposal further.

Sincerely,

Bruce Coristine

Enclosure

Mr. Robert Brown
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Bruce & Theresa

Thank you for the comment, you make several good points. I will add it to the file and pass along to Council.

I can also provide some reply to your comment below in blue.

Feel free to let me know if you have any other questions.



Robert Brown, H. Ba., MCIP, RPP
Manager of Planning Services
Planning Services Department
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305 Ext # 250
rbrown@kingsville.ca

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Please consider the environment before printing this email.

From: Bruce Coristine <bruce@columbiah2o.ca>
Sent: Thursday, November 7, 2019 2:45 PM
To: Robert Brown <rbrown@kingsville.ca>
Subject: Zoning By-Law Amendment - 183 Main St. E, Part of Lot 2, Concession 1 ED

Hi Robert,

We are writing to voice our displeasure about the proposed zoning changes for the above property. As well as on Heritage Rd., we own rental property on Main Street East and the traffic is extremely busy for the single lane road. It is almost impossible and now becoming dangerous to back out of the driveway we have at 120 Main Street having us question the Town's reasoning for the continued development. If you approve this By-Law Amendment that will open the door to develop the agricultural lands to the South and East of the property. The property to the east of 183 Main is already a potential development site for residential at the front and industrial at the back. A zone change on 183 Main is unlikely to alter the owners position as they have been approached several times and are not currently planning to develop. I do agree that traffic is increasing on Main but much of the cause is the current low density development that relies almost exclusively on a vehicle to get to most services.

For some reason the Town of Kingsville has been seeking and approving developments which in our opinion do not seem to be suitable for the Town. If you polled all of the residents on some of the recent development (McDonalds, Taco Bell, Agriculture for Cannabis, high density housing etc.) you would find the existing property owners would prefer the Town as it was. We moved from Lakeshore to Kingsville a few years ago for the small town appeal and limited development. The Town does not generally seek development. Land owners approach the Town with proposed developments. They are required to provide, in many cases, a great deal of supporting background work prior to submission. All land owners have the right to file application for

zoning changes or site plan approval or any other planning approval. Council ultimately has a decision to make and often does not agree with a proposal. It is also important to note that the public only sees the proposals that make it past the first step. Believe it or not we do say no to just as many proposals as we say yes to. Just for the record McD's was a relocation to an existing site with approval already, Taco Bell was redevelopment of a former restaurant that was permitted and did not require approval by the Town, cannabis is a bet of an unknown but I believe we have taken considerable steps to regulate the operations we can, higher density housing is one form of housing that Kingsville does not have much of and is a requirement for us to have under not only provincial and county policy but our own local policy. We are mandated to provide a full range of housing for a full range of incomes. I strongly believe that with ever increasing housing costs we are actually making the traffic issue worse because many of the service people, blue collar folks etc. that are needed in Kingsville, can't afford to live in Kingsville and have to commute. I'm actually one of them.

As well, the current and future infrastructure costs are large and could possibly exceed the taxes and development charges levied. With all of the new revenue the Town receives the mill rate does not seem to be reduced therefore only benefitting the developers. Actually it is new development that is holding the line on more significant tax increases. Growth each year for at least the last three years actually covers the annual increase of Town costs based on inflation. I would agree that the current low density residential development has resulted in more infrastructure taken on by the Town however, the initial cost of installation is always on the developer not the Town. With the introduction of development along Main St. develop is utilizing existing infrastructure such as sewer, water and roads and adds to the financial resources to help maintain and upgrade it in the future. The debate comes up when you talk about roads. Many things contribute to wear and tear on the roads. Increased traffic is certainly one of those. When you introduce higher density, centralize development into an area the hope is that you are providing an opportunity to not drive to all services. I agree that you will add traffic but in theory you shouldn't add nearly the traffic that low density single detached does, particularly when it is all on the outskirts away from services. It also helps to provide other housing options for more people which again we are mandated to do.

Regards, Bruce & Theresa Coristine

Bruce Coristine, President

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Email: bruce@columbiah2o.ca

From: [sean drummond](#)
To: [Robert Brown](#)
Subject: 183 main st. E development
Date: Saturday, February 8, 2020 8:03:21 PM

The development of this property into expensive high rise condos does nothing to help our town! It will be an eye sore on a Victorian age site that will in no way contribute to the heritage of our town, nor provide affordable housing. Our small town is being destroyed by greedy political decisions of our mayor and council. Keep our small town small and put an end to the destruction of our small town heritage. Another high rise condominium complex on main st. will only add to the already ridiculous traffic congestion we currently have.

[Sent from Yahoo Mail for iPhone](#)

February 11, 2020

Town of Kingsville

Mayor and Council Members – **This letter is being sent electronically to each member individually**

RE: 183 Main Street East, Kingsville – Rezoning Application

Dear Sirs/Madams:

I am unable to attend the meeting being held on March 17, 2020 regarding 183 Main Street East. Firstly, I would like to thank the Brotto Family for posting the history, information and documentation regarding this proposal on Facebook. I have read everything and it certainly made clear to me many things. The first would be the traffic analysis report done by Baird Architecture. That report was based on procedures set out in the Highway Capacity Manual of 2010. No one even went to the area to do a specific count of vehicular and pedestrian traffic. Their report is also using a hypothetical town growth of 2% per year. I would certainly be interested in hearing from town council what the average growth per year has been in the last 10 years.

This report's conclusion states traffic in the area will be acceptable through 2021, then the report jumps to 2026 and 2031 stating that is when service will deteriorate and improvements will be required.

I'm pretty impressed anyone can predict the town's situation through the next 11 years. I am sure if town council looked back to 2009 (11 years ago) and compared it to today, the town growth has been nowhere near what the town expected. By chance, I moved here in 2009 so I can bear direct witness to the increased traffic issues over the last 11 years. It also seems to be the main topic of conversation amongst many other residents.

As I read the report of Baird, the original proposed plan was for 6 townhomes and one apartment building being 6 storeys high. The revised plan is for just two apartment buildings. On reading this, one would logically believe that now there will be less units. In fact, this is not true. The first proposal had a total of 32 units and the second has 40 units. That's 8 more units than the original proposal, although the documentation says 7 more units. Their feeling is also that the addition of 7 units, which are actually 8, will have no material impact on the recommendation of the TIS (whatever that is).

When you read the traffic report, it's all statistics. Here is the thing with statistical reports. many can be worded different ways to portray a favourable or unfavourable picture.

It's like hearing the news on TV and hearing that out of 100 people with the flu, 49% died. That's terrible. But doesn't it sound so much better saying that out of 100 people with the flu, 51% survived? Whew!!! That sounds better. The same can be said with the proposal and revised proposal. It was 6 townhomes and 1 apartment building and now it's only 2 apartment buildings. Sounds smaller, but in fact, it's larger by almost 25%....unless I'm reading the report incorrectly. If I am, I would be happy to be corrected.

This town was planned originally as a 'small' town. And in any small town in Ontario and many other areas, small towns have a main cross street. Ours is Main and Division. Main goes east/west and Division goes north/south. We could probably say now that we have one more main north/south street and that would be Jasperson, but we still have only one main road going east/west. And that is the road the town has been approving building permits for growth. We've seen it with the new plaza east of Jasperson, which is in the midst of expanding, the credit union, the plaza across from Zehrs and now the new medical clinic, which has its own issues.

We have experienced and are expecting increased traffic volume on our only main east/west road. That's inevitable with all this building going on but I would say it is at its capacity.

This town was proposed as a small town and let's keep it that way. It would be my opinion that this proposed development will be a detriment to the residents of this town and for the reasons I state here and I would request that this application be denied and that the current home remain as a personal residence.

Respectfully submitted,

Brenda Gagnier

[REDACTED]
[REDACTED]
[REDACTED]

From: [Jeff Gray](#)
To: [Robert Brown](#)
Subject: Rezoning of 183 Main Street East
Date: Saturday, February 8, 2020 9:51:55 PM

Hi Robert.

I live at 72 Pearl street west. My wife and I bought this house in November of 2001. I love this town. The atmosphere, the people and the attitude of our small town is what has kept myself and my family here. There have been significant changes over the past 18+ years with the additions of subdivisions and individual homes added to our town. My best experience was walking into Gaffans barbershop and being treated like I had lived here my entire life. Tony, John and Jim made me feel like I was home. This was something I had needed my entire life. A home where I felt welcome and a part of. I understand the want of others to come here and wish to welcome them. The issue I have with the rezoning of 183 Main Street east is not just the tearing down of this historic house but the increase of traffic on our Main Street. I work east of town and have to drive through it on the way home every day. It has at times taken me upwards of 20 minutes to drive the 1.5 kilometers between Kratz side road and Queen Street, mostly after 3:00 pm regardless of which day, and to drive east on a Saturday, I tend to take road 2 to the graham sideroad and back so I can get into Freshco in a realistic amount of time. Our small town atmosphere is losing its appeal. Greenhouse lights which make it impossible for me to use my telescope at night anymore, traffic that make the 401 in Toronto seem civilized and the restaurants/store fronts that cater to the select few. Our town is losing its small town appeal. It's losing its charm. The traffic is terrible. I don't have as much of a problem with increases in size as much as locations of new subdivisions or condos. If this developer were to build their new condos on the lot north of Chartwell Royal oak, on road 2 and division(south east corner) I would not object as much. Location makes the difference. I hope that our towns council rejects the decision for this property's location and asks the developer to reconsider their location to not add to our towns congestion. I don't think our infrastructure as far as sewage and water drainage can handle this increase and I don't want my taxes increased to subsidize its development or restructuring.

Thank you for your consideration,
Jeff Gray.

Sent from my R2 unit.

From: [Mary Ellen Havlik](#)
To: [Nelson Santos](#); [Gord Queen](#); [Kim DeYong](#); [Tony Gaffan](#); [Laura Lucier](#); [Thomas Neufeld](#); [Larry Patterson](#); [Robert Brown](#)
Cc: [Anne Lemire](#); tnatyshak-q@ndp.on.ca; [Wilhelm, Trevor](#)
Subject: Opposition to Rezoning and Demolition of Dr. Campbell's Home
Date: Friday, February 14, 2020 6:58:23 PM

Good evening,

I am writing today to ensure that my comments form part of the public record relative to the a/n subject matter.

As a lifelong resident of Kingsville, and an adjacent neighbour of the Bon Jasperson home, I am very familiar with the recent history of Dr Campbell, his home and his property. I have watched the rise and very recent fall of Main Street over a 55 year span and, as I stated in my letter to council on 29 September 2017, I believe that we need to place a moratorium on further development of this street for the foreseeable future and until we have a grip on the current traffic problems and a proper vision for how this main artery into town is further developed.

In the referenced email which was sent to the Mayor and Councillors of the day (Santos, Gaffan, Queen, Coghill, Neufeld) and the planner (Brown), I expressed with a sense of urgency how critical this situation was becoming for residents living on Main Street. When I reviewed that email today, I noted with frustration that some of the same points that were raised then and left unaddressed are now at the crux of the current imbroglio with Dr Campbell's home.

I implore the town council to preserve our small town culture, even at the risk of forfeiting additional tax dollars that might be derived from more multi-storey condo or apartment buildings on Main Street. Seek other areas of the town where a development of this nature might make more sense without adding to the already unmanageable traffic issues we face on Main Street. Avoid cramming every development possible on this street to the detriment of people living on it and to every citizen of Kingsville who uses it regularly.

Regarding the rezoning request, I ask this council to stand firm and not be goaded into making a decision that will affect the landscape of our town. This is a legacy issue, not just for this property but for each of you personally. Concerned citizens of Kingsville are watching and we are hopeful that you hear us and you too feel the pull of nostalgia for our lovely town and take the right steps to protect our heritage. For the sake of us all, please make the right decision to our benefit and not to the benefit of a developer who does not care about our town, our history or our future.

A request to rezone should not be taken lightly since it risks affecting neighbouring properties and the well-being of those property owners. It also risks setting a precedent from which there will be no back-peddalling. In this case, there are other knock-on negative derivatives that will affect the community at large. The default response to a request to rezone should always be a refusal unless a compelling argument can be made that demonstrates great added value and has the full support of the community. This one clearly does not.

To be clear, I am asking you to vote no to rezoning this property and to take every step possible to protect Dr Campbell's home from demolition.

Please accept the assurance of my highest consideration.

Mary Ellen Havlik



From: [Sue Malott](#)
To: [Robert Brown](#); [Nelson Santos](#); [Gord Queen](#); [Kim DeYong](#); [Thomas Neufeld](#); [Larry Patterson](#)
Subject: 183 Main St. E
Date: Saturday, February 8, 2020 9:43:12 AM

The new proposed development will create another eyesore on Main St. It is time to listen to the residents and stop destroying our small town. How about the traffic effects on an already congested area. No bylaw changes should even be entertained. Why have building laws when at every turn they are being changed to accommodate the builders?

Sent from my iPad

From: [Sue Malott](#)
To: [Robert Brown](#)
Subject: Demolition of 183 Main St E
Date: Thursday, February 13, 2020 9:10:30 AM

I vote no on demolishing this beautiful well kept home known as the old Dr. Campbell home. I have written to the mayor and all the councillors re this ridiculous proposal..
Sent from my iPad

From: [Nancy Nelson](#)
To: [Robert Brown](#)
Subject: Proposed apartment buildings
Date: Saturday, February 8, 2020 6:09:17 AM

Dear Sir,

The proposed apartment buildings for 183 Main street E needs to be shut down. You have allowed overly priced condos with two more coming. Main street has been a nightmare with all the traffic and stop lights now. This is ludicrous. Listen to the town people..not the almighty dollar of taxes.

Kingsville needs to stop and reconfigure its town vision before it's too late. Right now our own children can't afford to remain in kingsville ...the price for a home for folks just starting out is impossible.

Reevaluate things before it's too late.

From: [Doug Plumb](#)
To: [Robert Brown](#)
Cc: [Nelson Santos](#); [Gord Queen](#); [Tony Gaffan](#); [Kim DeYong](#); [Laura Lucier](#); [Larry Patterson](#); [Thomas Neufeld](#)
Subject: Zoning application
Date: Sunday, February 9, 2020 2:03:07 PM

Dear Mr. Brown,

This email is to inform you that I disagree with the zoning application of 183 Main Street E. Part of Lot 2 Con 1.

I object for the following reasons:

- Development of rental units at this location will increase traffic in an area that is already congested. The area on Hwy 20 between Spruce Street and Emily Street is extremely busy. Attempting a left-hand turn out of any of these commercial properties along this stretch is virtually impossible almost any time of the day.
- Kingsville High School will soon become vacant. Development of this site needs to be addressed before another commercial site immediately to the South is approved.
- The issues with the development immediately east of the existing high school need to be resolved. Mr. Brown, I remember your comments at a Council meeting. You claimed that the development east of the high school will not have a significant impact on traffic and I disagree. In any case, consideration to add more commercial development in this area should stop until your theory is proven to be correct.
- Another commercial site to the west of Migration Hall, when built, will also have a negative impact on traffic.
- Kingsville is quickly losing its “small town” appeal. The home that is currently at this location is a beautiful old home and one of the first things we see as we come into our Town. Tearing it down and replacing it with an unattractive apartment building, surrounded by more asphalt parking would be a shame.
- There have been too many recent mistakes with horrible planning along this stretch of highway. It is not that I’m against new development but I am against the proposed location. There needs to be more consideration given to the impact that this and other proposed developments will have to our Town.

It is my hope that Council rejects this proposal.

Respectfully,

Doug Plumb



From: [Henry](#)
To: [Robert Brown](#)
Cc: [Councillors](#)
Subject: Zoning By-Law amendment 183 Main St. E Kingsville, ON.
Date: Sunday, March 1, 2020 2:43:01 PM

Dear Sir:

Once again, we are given a notice for another meeting. IT would be nice to know what differences there are between this application and the previous one.

A couple of weeks ago, we read in the news that the property was to remain on the registry as a Heritage Home. Now this. Why decide to leave it on the registry one week and ask to have it removed, the next.

We continue our opposition to this proposal. It does not meet existing zoning requirements and the more approvals you give to existing codes, the more future developers will ask for. The location and size of the property will cause more chaos to an already busy thoroughfare. We, on Santos, have asked many times to have traffic lights installed on our corner. Why not give us something???

We are also concerned about storm and sanitary sewer capacity. Has a study been done by town selected engineers, rather than one done by the developer?

Yours truly,
Henry Van Vliet

